



LAND USE ELEMENT

INTRODUCTION

Land use describes the economic, social, physical and cultural dimensions of activity in Temecula. The City is fortunate to have a good mix of affordable housing, high-paying jobs, quality parks, tourist activities, and public facilities.

Determining the future location, type, and intensity of new development and reuse projects, and establishing the desired mix and relationship between such projects are objectives of the General Plan Land Use Element.

Several key community identity and development questions currently face the City, including:

- Where and how should the City encourage mixed use commercial and residential projects?
- Where and how can the City preserve rural communities within and surrounding Temecula?
- How can the City influence the type, location and character of future growth in the French Valley area?
- How will Temecula preserve the quality and value of single-family neighborhoods?
- How can the City ensure that surrounding natural resources and the aesthetic look and feel of Temecula are maintained in the face of future growth?
- What is the future role of Old Town in relation to the rest of the community?
- How can the quality of life in Temecula benefit from or be hurt by future regional land use and transportation plans and decisions?



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PURPOSE OF THE LAND USE ELEMENT

Goals, policies and programs presented in this Element seek to answer these questions and provide a long-term strategy to ensure that land use relationships in Temecula are improved and contribute to the community's outstanding quality of life.

State law requires that Temecula prepare and adopt a General Plan as the primary tool for the City to manage growth and development. The Land Use Element is a mandatory element, or chapter, of the General Plan used to describe present and planned land uses and their relationship to the community's long-range goals for the future. The Land Use Element identifies the proposed general distribution, location, and extent of land uses including residential, commercial and office, light industrial, public/institutional, and open space areas. The element consists of text, maps, and diagrams outlining future land uses within the City and showing how uses are integrated with other General Plan elements and policies.

The Land Use Element is often considered the "umbrella" element of the General Plan, encompassing issues and policies that are considered in greater detail in other elements. For example, land use policies both within the City and in the French Valley area have a direct bearing on the planned local street system shown in the Circulation Element. Issues and needs identified in the Housing Element have led to an emphasis on accommodating future mixed use development in areas surrounding I-15. Potential infrastructure and service impacts of development consistent with the Land Use Plan determine the policies and implementation programs of the Growth Management/Public Facilities Element. Other General Plan issues regarding safety, noise and the natural environment directly relate to the policies and Land Use Plan contained in this Element.

The Land Use Policy Map (Figure LU-3) is a particularly important feature of the element, since it shows the locations and types of development within the City. The element also describes the intensity or density of development planned for various areas within the community. General locations for mixed use development, rural preservation, and future growth are identified, and policies are established to achieve these diverse objectives within specified areas.



MEASURING LAND USE DENSITY AND INTENSITY

When describing land use, areas are differentiated from one another by the principal use, whether it is homes (residential), shops and restaurants (commercial), manufacturing businesses (industrial), a park, or a school.

DENSITY AND INTENSITY

To describe the intensity of use – how much development exists on a property (and presumably, what the associated activity level is) – land use planners have developed quantitative measures called density and intensity.

The term *density* typically applies to residential uses and refers to the population and development capacity of residential land. Density is described in terms of dwelling units per net acre of land (du/ac). Net acreage corresponds to the gross project or lot area, less that portion of the site used for arterial or collector roadways; and/or the floodway portion of a flood plain.

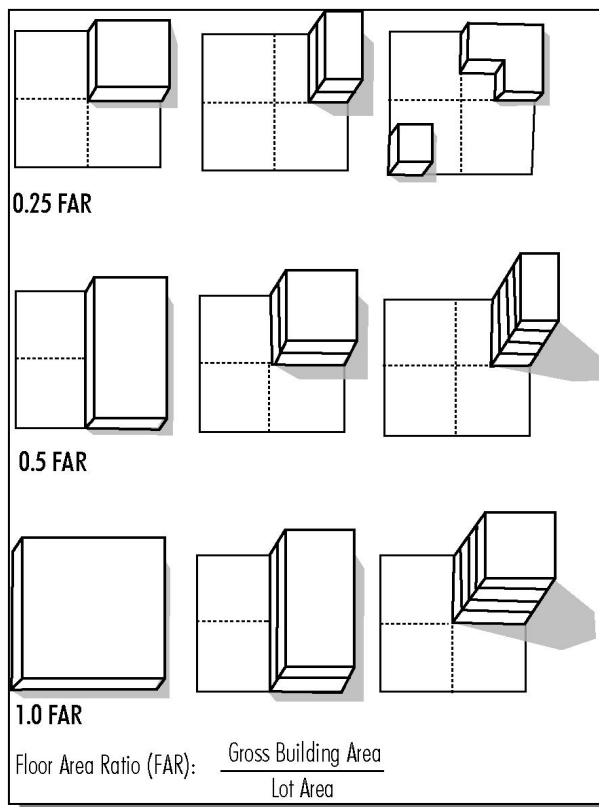


FIGURE LU-1
EXAMPLES OF FLOOR-AREA RATIO (FAR)

For commercial, industrial, and other nonresidential uses, *intensity* describes the degree to which a property is developed. The measure of intensity Temecula has adopted is the floor-area ratio. The floor-area ratio, or FAR, describes the relationship between the total square footage of development on a lot and the area of that lot. Floor area does not include area within parking structures. The FAR is determined by dividing the gross floor area of all buildings on a lot by the gross land area of the lot, less any portion used for arterial or collector roads.

FAR and factors such as building square footage, building height, and the percent of lot coverage are all inter-related. For example, a 20,000-square-foot building on a 40,000-square-foot lot yields an FAR of 0.50. This 0.50 FAR can accommodate a single-story building that covers half the lot, or a two-story building with reduced lot coverage. Figure LU-1 illustrates different FAR calculations.



RELATED PLANS AND PROGRAMS

A number of other plans and programs help to achieve the goals of the Land Use Element. These plans and programs are administered by several federal, State, County and special purpose agencies

SOUTHWEST AREA PLAN

The Southwest Area Plan (SWAP) was originally adopted by the Riverside County Board of Supervisors in November, 1989 as a part of the Riverside County Comprehensive General Plan. It was updated as part of the Riverside County Integrated Program (RCIP) effort in 2003. The updated County plan envisions substantial amounts of new development around the City. Development in unincorporated areas represents a source of substantial impact to the community that is beyond the City's ability to control.

TEMECULA DEVELOPMENT CODE

The Temecula Development Code establishes detailed zoning districts and regulations based upon the General Plan. The Development Code includes all of the City's zoning ordinance provisions, and has been supplemented over time to include other related procedures such as subdivision regulations, environmental review procedures and a sign code. Development Code regulations and maps must be consistent with the land uses, policies, and implementation programs of the General Plan. It is anticipated that the Development Code will be updated to reflect the land use and development policies contained in this Element.

TEMECULA REDEVELOPMENT PLAN

Prior to Temecula's incorporation in 1989, the County of Riverside established a Redevelopment Project Area in accordance with California Community Redevelopment Law to eliminate blight within designated areas. Generally, the Redevelopment Project Area centers on the I-15 corridor and includes the Promenade Mall, Old Town, and industrial and business park areas west of the freeway between Winchester and Rancho California Roads. When established, the Project Area encompassed sections of the community with conditions, such as abandoned buildings, substandard housing, empty parcels, and vandalism that may impede the City's development.



After incorporation, the City of Temecula assumed responsibility for administering the Project Area. With the adoption of Assembly Bill 1290, the Temecula Redevelopment Agency has prepared an implementation plan for the area. The Redevelopment Plan is one of the tools the City uses to implement Land Use Element policies.

CALIFORNIA ENVIRONMENTAL QUALITY ACT AND GUIDELINES

The California Environmental Quality Act (CEQA) was adopted by the State legislature in response to a public mandate for more thorough environmental analysis of projects that might affect the environment. Provisions of the law and environmental review procedures are described in the CEQA Statutes and CEQA Guidelines. Implementation of CEQA ensures that during the decision making stage of development, City officials and the general public will be able to assess the environmental impacts associated with private and public development projects.

RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN POLICY DOCUMENT – FRENCH VALLEY AIRPORT



French Valley Airport is a general aviation airport owned and operated by the County of Riverside. The airport occupies approximately 261 acres east of Winchester Road and is located five miles north of Temecula's city center and one and one-quarter mile northwest of the City limits within the sphere of influence.

French Valley Airport is one of 16 airports in Riverside County governed by the Riverside County Airport Land Use Commission (ALUC). In November 2004, the ALUC adopted the Riverside County Airport Land Use Compatibility Plan (ALUCP) Policy Document, which establishes policies applicable to land use compatibility planning in the vicinity of airports throughout Riverside County, including compatibility criteria and maps for the influence areas of individual airports. The ALUCP also establishes procedural requirements for compatibility review of development proposals. The basic function of airport land use compatibility plans is to promote compatibility between airports and the land uses that surround them. Compatibility plans serve as a tool for airport land use commissions in reviewing proposed development plans for airports and surrounding land uses. Additionally, compatibility plans establish criteria for local agencies to use when preparing or amending land use plans and ordinances and for landowners (including special district and other local government entities as well as private parties) to use when designing new development projects.



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State law requires each local agency having jurisdiction over land uses within an ALUC's planning area to modify its general plan and any affected specific plans to be consistent with the compatibility plan, or to overrule the ALUC by a two-thirds vote of its governing body after making findings that the agency's plans are consistent with the intent of State airport land use planning statutes. Figure LU-2 identifies the French Valley Airport Land Use Compatibility Zone, as adopted by the Airport Land Use Commission in 2004.

TEMECULA CAPITAL IMPROVEMENT PROGRAM

The City's Capital Improvement Program (CIP) serves as a planning tool to coordinate the financing and scheduling of major projects to be undertaken by the City. These projects generally include: land and right-of-way acquisition; design, construction or rehabilitation of public buildings, facilities, and parks; public infrastructure design and construction; and redevelopment projects. Some projects are included which are not capital improvements per se, but are being considered for allocation of redevelopment tax increment funds.

REGIONAL COMPREHENSIVE PLAN AND GUIDE

The Southern California Association of Governments (SCAG) undertakes regional planning efforts for the six-county SCAG region which includes Riverside, San Bernardino, Orange, Imperial, Los Angeles, and Ventura Counties. SCAG's efforts focus on developing strategies to minimize traffic congestion, protect environmental quality, and provide adequate housing throughout the region. The *Regional Comprehensive Plan and Guide* – developed with active participation from local agencies, elected officials, the business community, community groups, private institutions, and citizens – sets forth broad goals and objectives intended to be implemented by participating jurisdictions and agencies, such as the South Coast Air Quality Management District and Riverside Transit Agency.

RIVERSIDE COUNTY LOCAL AGENCY FORMATION COMMISSION

Provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 will be applied by the Riverside County Local Agency Formation Commission (LAFCO) in making decisions regarding future City annexations of land within the Temecula sphere of influence (SOI) and to any reorganization of other service districts for the Temecula Planning Area. The Commission's efforts are directed to seeing that services are provided efficiently and economically while agricultural and open space lands are protected.



Figure LU-2 French Valley Airport Land Use Compatibility Zones

CITY OF TEMECULA GENERAL PLAN

Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

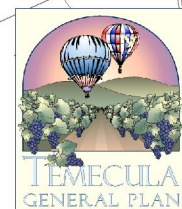
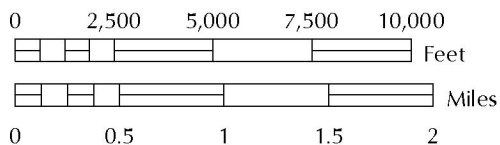
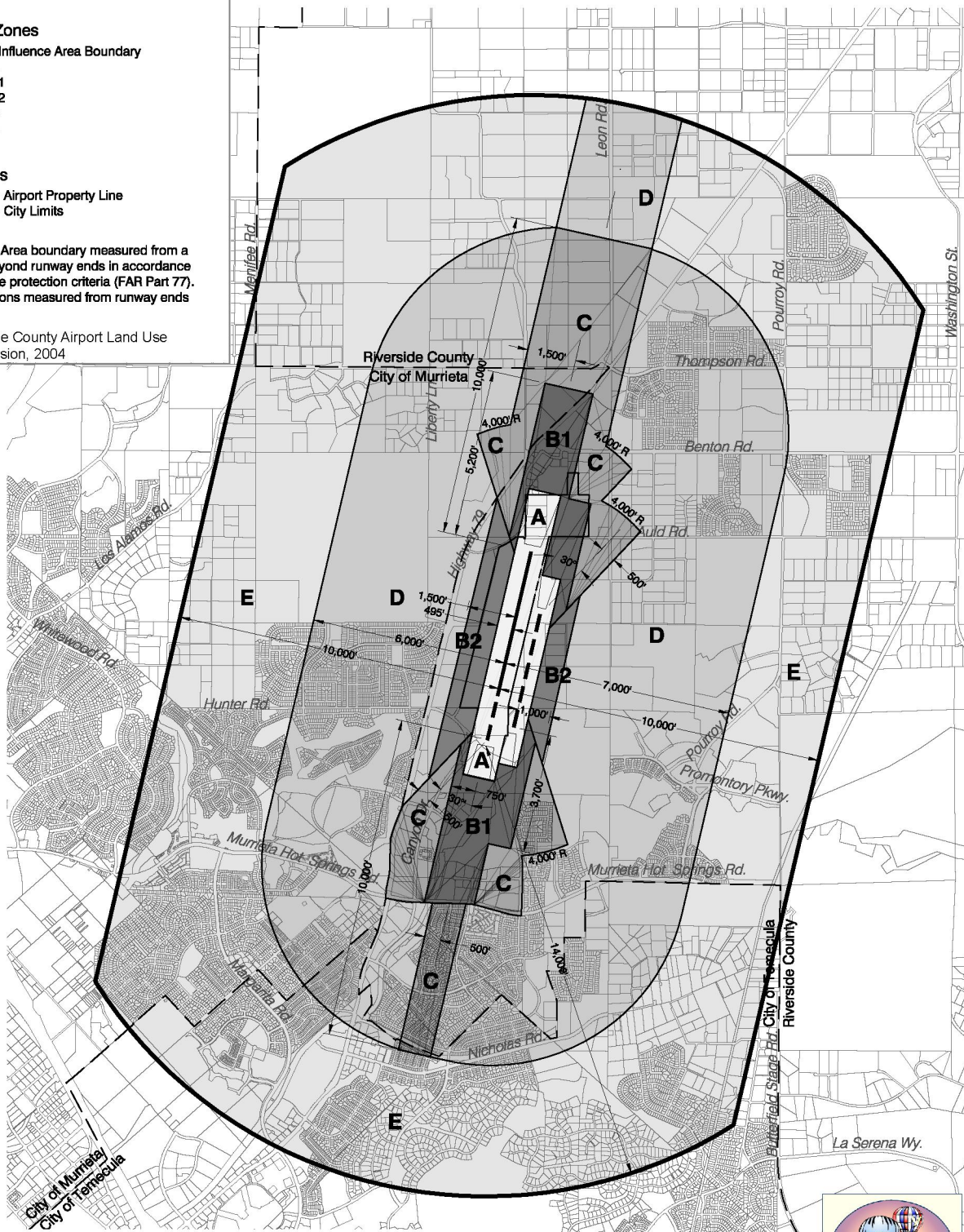
Boundary Lines

- Airport Property Line
- City Limits

Note

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

Source: Riverside County Airport Land Use Commission, 2004





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NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM

Temecula is under the jurisdiction of the San Diego Regional Water Quality Control Board (SDRWQB), which implements the National Pollutant Discharge and Elimination System (NPDES) permit for the San Diego area (including the southernmost portion of Riverside County). The NPDES permit, a requirement under the Clean Water Act, addresses pollution from urban runoff that impacts water quality of receiving waters (such as streams and lakes). Under the NPDES permit, each jurisdiction must implement measures to reduce urban runoff during all phases of development: planning, construction, and current uses. Requirements include incorporating Best Management Practices (BMPs) to reduce runoff from construction and current uses, reporting any violations to the SDRWQB, and education regarding the potential negative water quality impacts of urban runoff.

LAND USE PLAN

The Land Use Plan for Temecula addresses the manner in which the City will grow over the next 20 years. Land Uses are classified and mapped, showing where the City anticipates residential, commercial and industrial development, and identifying areas set aside for community purposes, such as parks, schools, and open spaces. The Plan also includes provisions allowing high-quality, well-designed mixed use projects adjacent to the I-15 Corridor, and provides standards for the preservation of several rural areas unique to Temecula that help to define the City's character. At the same time, the Plan outlines measures the City can take to preserve single-family neighborhoods, conserve natural and aesthetic resources, establish a long-term role for Old Town within the fabric of the community, and ensure that regional land use and transportation planning decisions have positive benefits for the City. Other General Plan elements also expand on these key objectives, working to achieve the City's vision for a sustainable, high-quality urban and rural community.

Specific actions the City will take to achieve these objectives are outlined in the Land Use Implementation Programs, listed at the conclusion of the Land Use Element.

DIVERSE LAND USES

The diversity of land uses within Temecula affects an important balance between generation of public revenues and provision of public services and facilities. Achieving and maintaining a diverse and desirable balance of land uses can ensure the City's fiscal viability and also promote a desirable community in which people work, shop, live, visit and recreate.



L A N D U S E

Beyond these fiscal considerations, diversity of land use also has positive benefits for community livability and quality of life. Temecula is fortunate to have good shopping and entertainment options for residents and visitors alike, as well as a large, relatively new supply of housing. City businesses benefit from the large number of visitors to the region associated with the wineries and Pechanga Entertainment Center. Maintaining a variety of complimentary land uses within the City remains a high priority.

LAND USE COMPATIBILITY

Compatibility between adjacent land uses is essential to achieve a safe, efficient, and well-organized community. The issues involved in examining the compatibility of proposed projects include: traffic generation, access locations, noise impacts, public service demands, site design and visual appearance, and public safety. Land use compatibility is expected to become a greater issue as the community builds out and commercial/employment uses locate nearer residential areas. Residents want adequate buffering from non-residential uses in terms of light, noise, and traffic impacts as well as negative visual impacts. Compatibility between residential projects of different densities is also a major concern. Development of standard single family subdivisions within rural residential areas or adjacent to the wine country for example, can negatively impact the overall character of the area. Site design that involves a gradual transition of densities within a project or an adequate open space buffer should be important considerations in future residential projects.



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LAND USE DESIGNATIONS

The Land Use Policy Map (Figure LU-3) graphically represents the planned distribution and intensity of land uses in the Planning Area. The colors shown on the map correspond to seventeen land use designations describing the amount, type and nature of development allowed in Temecula, and recommended for the Sphere of Influence and Planning Area. While terms like “residential”, “commercial”, and “industrial” are generally understood, State General Plan law requires a clear and concise description of the designations and categories shown on the Land Use Policy Map. In addition, population and intensity standards must be specified.

Table LU-1 provides a description of each General Plan land use designation used within the Planning Area and the range of density or intensity of development permitted within each category. The maximum allowable development on individual parcels is governed by these measures. Land use designations are implemented through detailed regulations and requirements for permitted uses and development standards within the City’s Development Code.

General Plan land use designations are grouped within four generalized types: residential, commercial and office, industrial, and public/institutional and open space.



**Figure LU-3
Land Use Policy Map**

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**TABLE LU-1
LAND USE DESIGNATIONS**

Land Use	Range of DUs/Net Acre or FAR	Target DUs/Net Acre or FAR ¹	Summary Description
Residential Uses			
<i>HR</i> Hillside	< 0.1 Du/Ac	0.1 Du/Ac	Very low density housing in areas best suited for hillside open space or with severe development constraints.
<i>RR</i> Rural	0.1-0.2 Du/Ac	0.2 Du/Ac	Very low density housing compatible with light agricultural activities and vineyards.
<i>VL</i> Very Low	0.2-0.4 Du/Ac	0.3 Du/Ac	Single-family detached homes on large lots with a rural ranchette character of development.
<i>L</i> Low	0.5-2.9 Du/Ac	1.5 Du/Ac	Single-family detached homes on larger lots with a custom character of development.
<i>LM</i> Low Medium	3.0-6.9 Du/Ac	4.5 Du/Ac	Typical single-family neighborhoods, including single-family detached, single-family zero lot line, patio homes, and duplexes.
<i>M</i> Medium	7.0-12.9 Du/Ac	10.0 Du/Ac ²	Attached and detached residential development. Includes single-family zero lot line, patio homes, duplexes, townhouses, and multi-family garden apartments.
<i>H</i> High	13.0-20.0 Du/Ac	16.5 Du/Ac ²	Attached residential development, including multi-family or garden apartments.
Commercial and Office Uses			
<i>NC</i> Neighborhood	0.20-0.40 FAR	0.25 FAR	Small scale food markets, drug stores, clothing stores, sporting goods, offices, hardware stores, child care centers, other retail and personal services, community facilities.
<i>CC</i> Community	0.25-1.0 FAR	0.30 FAR	Retail, professional office, and service-oriented business including supermarkets, department stores, theaters, restaurants, professional and medical offices, and specialty retail stores.
<i>HT</i> Highway/ Tourist	0.25-1.0 FAR	0.30 FAR	Commercial development oriented to the needs of tourists, including lodging, auto service stations, restaurants, convenience stores, gift shops, and entertainment centers.



TABLE LU-1
LAND USE DESIGNATIONS

Land Use	Range of DUs/Net Acre or FAR	Target DUs/Net Acre or FAR ¹	Summary Description
SC Service	0.25-1.5 FAR	0.30 FAR	Commercial uses that require extensive floor area, including home improvement stores, discount retail stores, furniture stores, auto dealerships, and light automotive service.
PO Professional Office	0.30-1.0 FAR	0.35 FAR	Primarily single or multi-tenant offices, including legal, design, engineering, medical, corporate, government, and community facilities.
Industrial Uses			
IP Industrial Park	0.30-1.5 FAR	0.40 FAR	Business and employment centers including professional offices, research and development, laboratories, light manufacturing, storage, industrial supply, and wholesale businesses.
Public Uses and Open Space			
PI Public/ Institutional	0.20-0.70 FAR	0.30 FAR	Public and private uses including schools, transportation facilities, government offices, public utilities, libraries, museums, public art galleries, hospitals, and cultural facilities.
VA Vineyards/ Agriculture	0.01-0.2 FAR 0-0.1 Du/AC	0.03 FAR 0.1 Du/Ac	Rural, agricultural, and vineyard uses in areas around Temecula. One dwelling unit is permitted per lot, as are non-residential buildings necessary to support vineyard or agricultural operations.
OS Open Space	0.01-0.1 FAR	N/A	Public and private areas of permanent open space for such uses as parks, golf courses, recreation facilities, natural open space, recreation trails, greenbelts, lakes, utility easements, active fault zones, and undevelopable portions of floodplains along waterways.
TTL Tribal Trust Lands	N/A	N/A	Tribal lands held in trust that have important economic and environmental benefit to the City.

1. Assumed level of development citywide. Since the development which has occurred to date has not reached the maximum allowed level of density or intensity, future development is expected to be less than the maximum on a citywide basis. Therefore “target” levels of density/intensity are used in projecting future development. The target density/intensity establishes a ceiling within the range which cannot be exceeded without Planning Commission/City Council approval.
2. The target density/intensity does not apply to the Medium and High Density residential designations. Values listed in the table above are for analysis purposes only.



RESIDENTIAL USES

Residential uses are intended to be the principal and dominant use within each of the residential designations. Other uses such as public facilities/utilities, churches, schools, agriculture, community care and family day care facilities (as defined in the California Health and Safety Code), which are determined to be compatible with residential areas may also be allowed in accordance with the Development Code.

Seven residential designations describe the character and density of housing development in Temecula: Hillside, Rural, Very Low, Low, Low Medium, Medium and High. Types of residential units that may be built in each designation are identified in Table LU-2.



HR – HILLSIDE RESIDENTIAL

Density Range:	0-0.1 units/net acre
Target Density:	0.1 units/net acre

The Hillside Residential category provides for the development of very low density single-family detached housing in areas that are best suited for open space or have severe constraints to development, such as steep hillsides with slopes over twenty-five percent, limited access and public services, fire hazards and other environmental concerns. The typical lot size for the Hillside Residential designation is 10 acres for sites with minimal slopes with one dwelling unit permitted per lot, however, clustering of development may be appropriate to minimize grading requirements and impacts to environmentally sensitive areas. Larger lot sizes are anticipated in areas with substantial site constraints.

TABLE LU-2

TYPICAL RESIDENTIAL DENSITY / HOUSING TYPE RELATIONSHIPS

Housing Type <i>Max. Density</i> (<i>du/net ac.</i>)	General Plan Residential Land Use Designations						
	Hillside (0.1)	Rural (0.2)	Very Low (0.4)	Low (2.9)	Low Med. (6.9)	Medium (12.9)	High (20.0)
Housing Types							
Single-Family Detached – One individually owned house per lot, with conventional front, rear and side setbacks	×	×	×	×	×	×	
Single-Family Zero Lot Line – One individually owned house per lot, with zero setback on one side of the lot, leaving room for a yard on three sides of the house.					×	×	
Single-Family Patio – One individually owned house per lot, with flexible setbacks, building orientation, and lot sizes to create gardens and patios through the use of fences and screens. Sometimes includes commonly owned open spaces under a homeowners association.					×	×	
Duplex – One single-owner unit per lot, with separate rear and side yards, and a common wall shared between adjacent units.					×	×	
Townhouse -- A two-story unit attached to other units by common walls. Each unit and lot may be individually owned, and usually includes commonly owned open spaces under a homeowners association.					×	×	×
Multiple-Family Apartment -- Units grouped within buildings of 2 to 4 stories in height. Each unit usually occupies one floor, so separate units are available on each level. Single ownership of all units and land is common, unless a condominium form of ownership is established.						×	×
Mobile Home – A manufactured or factory assembled structure without a permanent foundation, on a designated individual lot (leased or sold). Mobile home parks usually have common open space/recreation areas and private streets. Maintenance is provided by a management company or lot owners association.					×	×	



RR – RURAL RESIDENTIAL

Density Range:	0.1-0.2 units/net acre
Target Density:	0.2 units/net acre

The Rural Residential designation provides for development of very low density housing compatible with light agricultural activities and vineyards surrounding the City. These areas typically are characterized by limited access and rural services, and a portion of the land on each lot may be utilized for agricultural purposes. The minimum lot size for the Rural Residential designation is 5 acres with one dwelling unit permitted per lot, however, clustering of development may be appropriate to preserve valuable agricultural or vineyard lands. This designation is also consistent with large lot residences that keep horses and other animals, or utilize a portion of the land for agricultural production. Larger lot sizes are expected to be found in areas with steep topography or other site constraints.



VL – VERY LOW DENSITY RESIDENTIAL

Density Range:	0.2-0.4 units/net acre
Target Density:	0.3 units/net acre

The Very Low Density Residential designation provides for single-family detached residential development on large lots. This designation is also consistent with large lot residences that keep horses and other animals, or utilize a portion of the land for agricultural production. Typical lot sizes are 2.5 acres, however, clustering of development may be appropriate to minimize grading requirements and impacts to environmentally sensitive areas.



L – LOW DENSITY RESIDENTIAL

Density Range:	0.5-2.9 units/net acre
Target Density:	1.5 units/net acre

The Low Density Residential designation provides for single-family detached residential development on larger lots with a custom character of development. Typical lot sizes range from 0.5 to 2.0 acres; however, clustering of development may be appropriate to minimize grading requirements and impacts to environmentally sensitive areas.



LM – LOW MEDIUM DENSITY RESIDENTIAL

Density Range:	3.0-6.9 units/net acre
Target Density:	4.5 units/net acre

The Low Medium Density designation provides for typical single-family neighborhoods. The range of housing types includes single-family detached, single-family zero lot line, patio homes and duplexes. Congregate care facilities could be approved as a conditional use in accordance with provisions of the City Development Code.



M – MEDIUM DENSITY RESIDENTIAL

Density Range:	7.0-12.9 units/net acre
Target Density:	None

The Medium Density Residential designation provides for development of attached and detached residential units. Typical housing types may include single-family zero lot line, patio homes, duplexes, townhouses, and multi-family apartments. Congregate care facilities could be approved as a conditional use in accordance with provisions of the City Development Code.



H – HIGH DENSITY RESIDENTIAL

Density Range:	13.0-20.0 units/net acre
Target Density:	None

The High Density designation provides for the development of attached residential developments. Typical housing types include multi-family apartments. Congregate care facilities could be approved as a conditional use in accordance with the provisions of the City Development Code. Increases in the density for congregate care may be allowed under special provisions of the Development Code.

COMMERCIAL AND OFFICE USES



Five designations describe the types of commercial and office land uses found in Temecula: Neighborhood, Community, Highway/ Tourist, Service, and Professional Office.

NC – NEIGHBORHOOD COMMERCIAL

Intensity Range:	0.20-0.40 FAR
Target Intensity:	0.25 FAR

The Neighborhood Commercial designation includes smaller-scale business activities that generally provide retail or convenience services for local residents in surrounding neighborhoods. Typical uses include: traditional small scale food markets (usually less than 30,000 square feet), drug stores, clothing stores, sporting goods, offices, hardware stores, child care centers, other retail and personal service uses, and community facilities. Neighborhood commercial centers usually are developed on less than ten acres of land and range between 25,000 and 75,000 square feet. Projects should be compatible in design and scale with adjacent residential areas, and should be designed to encourage pedestrian use.



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CC – COMMUNITY COMMERCIAL

Intensity Range:	0.25-1.0 FAR
Target Intensity:	0.30 FAR

The Community Commercial designation includes retail, professional office, and service-oriented business activities serving the entire community. Community commercial areas typically include larger retail uses such as supermarkets, department stores, theaters, restaurants, professional and medical offices, and specialty retail stores. Community Commercial uses usually occupy 10 to 50 acres of land, and include in excess of 100,000 square feet of floor area.



HT – HIGHWAY/TOURIST COMMERCIAL

Intensity Range:	0.25-1.0 FAR
Target Intensity:	0.30 FAR

The Highway/Tourist Commercial designation provides for uses located adjacent to major transportation routes oriented to the needs of tourists. Highway/Tourist Commercial development should be appropriately located and developed as clusters of commercial development rather than as shallow commercial frontage along major streets. Typical uses may include tourist accommodations and lodging facilities, automobile service stations, restaurants, convenience stores, gift shops, and entertainment centers. Facilities should be well-landscaped, providing an attractive visual image.



SC – SERVICE COMMERCIAL

Intensity Range:	0.25-1.5 FAR
Target Intensity:	0.30 FAR

The Service Commercial designation provides for commercial uses typically requiring extensive floor area. Typical uses include home improvement stores, discount retail stores, furniture stores, auto dealerships and light automotive service. Warehousing and manufacturing may be incidental uses within a business that is otherwise consistent with the Service Commercial designation.



PO – PROFESSIONAL OFFICE

Intensity Range:	0.30-1.0 FAR
Target Intensity:	0.35 FAR

The Professional Office designation includes primarily single or multi-tenant offices and may include supporting uses. Office developments are intended to include low-rise offices situated in a landscaped garden arrangement and may include mid-rise structures at appropriate locations. Typical uses include legal, design, engineering, or medical offices, corporate and governmental offices, and community facilities. Supporting convenience retail and personal service commercial uses may be permitted to serve the needs of the on-site employees.

INDUSTRIAL USES



IP – INDUSTRIAL PARK

Intensity Range:	0.30-1.5 FAR
Target Intensity:	0.40 FAR

To reflect the nature of the industrial community in Temecula and its contributions to the economy, the Industrial Park designation provides for well-designed business and employment centers offering attractive and distinctive architectural design, innovative site planning, and substantial landscaping



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and visual quality. Typical uses may include professional offices, research and development, laboratories, light manufacturing, storage, industrial supply, and wholesale businesses. (This designation was previously described as Business Park.)

PUBLIC USES AND OPEN SPACE

Four designations describe public and open space uses in Temecula: Public/Institutional, Vineyards/Agriculture, Open Space, and Tribal Trust Lands. In addition, a Recreation Commercial overlay designation is established to promote tourist-oriented commercial recreation uses, such as resorts.



PI – PUBLIC / INSTITUTIONAL FACILITIES

Intensity Range: 0.20-0.70 FAR

Target Intensity: 0.30 FAR

The public and institutional facilities designation provides for a wide range of public and private uses including schools, transportation facilities, government offices, public utilities, libraries, museums, public art galleries, hospitals, and cultural facilities. To the extent possible, public and institutional facilities should be clustered in activity centers to reinforce other uses and benefit from access to alternative modes of transportation. Additional public and institutional uses, including churches and day care facilities, may be developed in other residential or non-residential land use designations under procedures established in the City Development Code.



VA – VINEYARDS / AGRICULTURE

Density Range: 0-0.2 unit/net acre

Target Density: 0.1 unit/net acre

Intensity Range: 0.01-0.10 FAR

Target Intensity: 0.03 FAR

This designation is intended to promote rural, agricultural, and vineyard uses of properties located to the east of the City within the Planning Area. Continued operation of vineyards and agricultural businesses on these properties is vital to the



economic health of the City. Through this designation, they are set aside for these purposes in the future. Non-residential buildings necessary to support vineyard or agricultural operations, as well as retail sales, tasting rooms, restaurants, and bed and breakfasts are also permitted.



OS – OPEN SPACE

Intensity Range:	0.01-0.10 FAR
Target Intensity:	None

The Open Space/Recreation designation accommodates both public and private areas of permanent open space for such uses as parks, golf courses, recreation facilities, natural open spaces, recreation trails, greenbelts, lakes, utility easements, active fault zones, and undevelopable portions of floodplains along waterways. This designation is intended to include:

- lands acquired by easement, fee and other methods sanctioned by state and federal law for parkland,
- preservation of biological and cultural resources, and
- protecting the public from flood, seismic and other hazards.

Only accessory buildings or structures related to parks and recreation facilities are intended within the Open Space designation. These areas may also accommodate certain commercial outdoor recreation uses as a conditional use in accordance with the City Development Code.

TTL – TRIBAL TRUST LANDS

Intensity Range:	N/A
Target Intensity:	N/A

The Tribal Trust Lands designation applies to properties within the Planning Area that are held in trust by Federal agencies. These lands can have



LAND USE



important economic and environmental relationships to both the City and area residents. However, properties within this designation may not be subject to City or County planning, zoning, and building regulations. Cooperative efforts between the City, County, and local Tribal Governments are important to ensuring that areawide issues are appropriately addressed to the benefit of all local residents.

RC – RECREATION COMMERCIAL OVERLAY

Intensity Range:	Varies
Target Intensity:	N/A

The Recreation Commercial Overlay designation may be applied to properties designated for Open Space use. This designation provides for operation and development of resort or amusement oriented commercial and recreational uses of regional interest that draw visitors from throughout the City and region. Permitted uses include commercial recreation, conference centers, golf courses, clubhouses, hotels, resorts (including fractional ownership units), restaurants, parks, camp grounds, open spaces and community facilities. Restaurants, hotels, and resort uses are accessory to the underlying open space uses.

TARGET DENSITIES AND INTENSITIES

For various reasons, many parcels in the community have not been developed to their maximum density or intensity. Future development is expected to occur at the target level of density or intensity stated in Table LU-1 for each land use designation. For residential projects, development at a density between the target and maximum levels may only occur for the Hillside, Rural, Very Low, Low and Low Medium designations, at the discretion of the Planning Commission and City Council. In making a determination of density beyond the target in these zones, the following community benefits may be considered:

- Additional active parkland, trails or open space.
- Preservation of historic buildings or sites.



- Preservation and enhancement of natural habitat.
- Additional public, community or cultural facilities, or improved public spaces or plazas for community use.
- Additional amenities in multifamily developments.
- Transit facilities and/or additional right-of-way along future transit corridors.
- Housing that meets the needs of very low and low income households.
- Alternative non-vehicular transportation.

These amenities are intended to satisfy a need over and above the minimum requirements of the General Plan and other City policies and regulations. Some residential development is expected to occur below the target level of density and some development is expected to occur above the target level, based on provision of public amenities (such as schools and parks) within areas designated for residential uses. For area-wide planning purposes, the target level of density for each residential land use designation and the target FAR for each non-residential land use designation is assumed.

A target level of density is not established for the Medium and High density residential designations, so as not to preclude or discourage the development of affordable housing. However, for area-wide planning purposes, a probable level of development within the Medium and High designations is assumed.

Development at densities or intensities varying from these land use designations is permitted within Mixed Use Overlay Areas and Specific Plan Areas identified in the Land Use Element at the discretion of the Planning Commission and City Council without the need for a General Plan Amendment.

DEVELOPMENT CAPACITY

The Land Use Plan for Temecula includes target levels of residential and non-residential development, where all land in the planning area is developed according to the Land Use Policy Map. The target levels of development establish a capacity for the Land Use Plan that is expressed as estimates of total dwelling units, total population, and total square footage of non-residential development in the future.



Table LU-3 summarizes the development capacity of the Land Use Plan. Within the Temecula planning area, capacity is provided for approximately 166,250 persons in 53,700 dwelling units.

SPECIFIC PLANS

Many areas within the City and Planning Area are subject to the plans, policies and implementation measures of currently adopted or anticipated future Specific Plans. The purpose of Specific Plans is to provide comprehensive planning of large areas consistent with the General Plan. A Specific Plan area designation is used to identify 25 such areas within the Temecula Planning Area, which because of size, location, and/or special development opportunities require a coordinated and comprehensive planning approach (see Figure LU-4). In identified Specific Plan areas of 100 or more acres, approval of a Specific Plan is required prior to approval of any discretionary land use entitlement or issuance of any building or grading permit. In some areas, Village Center Plans, which allow greater intensities, can also be used. Planned development overlays can be used for smaller areas.

Specific Plans must be prepared in accordance with the requirements of Section 65451 of the California Government Code and the City's Development Code, which contains some additional requirements tailored to meet local needs and conditions. Designated areas will require detailed plans indicating land uses, circulation, major infrastructure and facilities, open space and parks, and appropriate implementation measures. All Specific Plans will be evaluated for consistency with the goals, policies, plans and programs of the General Plan.

Approved Specific Plan Areas – As shown in Table LU-4, a total of 23 Specific Plans have been approved within the planning area as of May, 2003. Specific Plan documents for each of these areas are available for reference at the City Planning Department. Approved land uses for each Specific Plan are shown on the Land Use Policy Map.

TABLE LU-3
DEVELOPMENT CAPACITY

	Assumptions			Net Acres ⁴			Dwelling Units			Non-Residential Square Feet (1,000s)			Population		
	Maximum Du/Ac	FAR	Target ¹ Du/Ac	City ³	Planning Area	Total	City ³	Planning Area	Total	City ³	Planning Area	Total	City ³	Planning Area	Total
Residential Uses															
<i>HR</i> Hillside	0.1		0.1	163	860	1,023	16	86	102	0	0	0	50	266	316
<i>RR</i> Rural	0.2		0.2	104	2,424	2,528	21	485	506	0	0	0	64	1,498	1,562
<i>VL</i> Very Low	0.4		0.3	2,424	538	2,962	835	185	1,021	0	0	0	2,580	573	3,153
<i>L</i> Low	2		1.5	290	303	593	435	454	889	0	0	0	1,344	1,402	2,746
<i>LM</i> Low Medium	6		4.5	4,405	3,188	7,593	20,019	14,486	34,504	0	0	0	61,847	44,753	106,600
<i>M</i> Medium	12		10	635	124	759	6,350	1,241	7,591	0	0	0	19,618	3,833	23,451
<i>H</i> High	20		16.5	378	54	432	6,252	891	7,143	0	0	0	19,315	2,753	22,068
Commercial and Office Uses															
<i>NC</i> Neighborhood	0.4		0.25	57	20	77	0	0	0	621	219	840	0	0	0
<i>CC</i> Community	1		0.3	566	231	798	0	0	0	7,402	3,021	10,423	0	0	0
<i>HT</i> Hwy/Tourist	1		0.3	120	36	156	0	0	0	1,565	469	2,034	0	0	0
<i>SC</i> Service	1.5		0.3	389	0	389	0	0	0	5,082	0	5,082	0	0	0
<i>PO</i> Prof. Office	1		0.35	333	156	489	0	0	0	5,077	2,378	7,455	0	0	0
Industrial Uses															
<i>IP</i> Industrial Pk.	1.5		0.4	1,008	635	1,644	0	0	0	17,569	11,067	28,636	0	0	0
Public/Institutional and Open Space Uses															
<i>PI</i> Public/Inst.	0.7		0.3	711	544	1,255	0	0	0	9,291	7,106	16,397	0	0	0
<i>VA</i> Vineyards/Ag	0.2		0.03	0	2,219	2,219	0	222	222	0	2,900	2,900	0	686	686
<i>OS</i> Open Space	0.1			2,614	4,449	7,063	0	0	0	0	0	0	0	0	0
<i>TTL</i> Tribal Trust	N/A		N/A	397	699	1,097	0	0	0	0	0	0	0	0	0
Overlay Designation															
Mixed Use ²	Varies		TBD	210	0	210	1,760	0	1,760	2,245	0	2,245	5,667	0	5,667
TOTAL				14,805	16,481	31,286	35,688	18,049	53,737	48,852	27,161	76,013	110,486	55,764	166,249


Additional Assumptions: 3.22 persons per occupied housing unit; 4.2% residential vacancy rate; Net Acres measured within City; Net Acres * 0.8 outside City.

- 1 The target density/intensity does not apply to the Medium and High Density residential designations. Values listed in the table above are for analysis purposes only.
- 2 Dwelling unit and square footage values used for Mixed Use Overlay Areas are midpoint values within the ranges identified in Table L.U-5. Actual values to be determined.
3. Current City limit as of July 1, 2003.
4. Area calculations exclude existing streets.

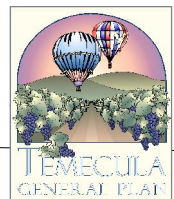
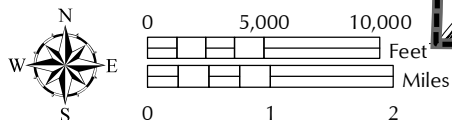


CITY OF TEMECULA GENERAL PLAN
Approved Specific Plans

- Specific Plan Area Y
Specific Plan Area Z

 Temecula City Boundary
 Sphere of Influence Boundary
 Planning Area

Source: Temecula GIS and Cotton/Bridges/Associates





LAND USE

**TABLE LU-4
APPROVED SPECIFIC PLAN AREAS**

Label in Fig. LU-3	Adopted Specific Plan	Location	Description/Objectives	General Plan Land Uses	Acres
City of Temecula					
SP-1	Ronpaugh Estates	East side of Winchester Road, north of Margarita Road and south of Nicolas Road.	Pre-incorporation Specific Plan including residential and commercial/industrial development.	L, LM, M, NC, PO, OS	200
SP-2	Rancho Highlands	South of Rancho California Road, west of Ynez Road.	Pre-incorporation Specific Plan, approved in 1984 including residential and commercial/industrial development.	VL, LM, H, SC, HT, PO, PI, OS	237
SP-3	Margarita Village	East of Margarita Road and south of La Serena Way	Pre-incorporation Specific Plan, approved in 1988 including residential and commercial/industrial development.	VL, L, LM, M, NC, PI, OS	1,345
SP-4	Paloma Del Sol/Paseo Del Sol	East of Margarita Road between SR-79 South and Pauba Road	Pre-incorporation Specific Plan, approved in 1988 including residential and commercial/industrial development.	LM, H, NC, CC, PO, PI, OS	1,368
SP-5	Old Town	South of Rancho California Road, at the intersection of Old Town Front and Pujol Streets	To preserve historic character; enhance economic vitality; improve public facilities and services, particularly circulation, parking and drainage; and to encourage infill development.	LM, M, H, CC, PI, OS	148
SP-6	Campos Verdes	South of Winchester Road and East of Margarita Road	To provide residential uses near Ynez Road and Winchester Road, designed to accommodate bus shelters and other appropriate transit facilities. Land use densities and design to provide a transition or buffer from adjacent Very Low and Low Medium density residential.	LM, CC, OS, PO	126
SP-7	Temecula Regional Center	Located between Winchester, Ynez and Margarita Roads, and Overland Drive	To develop a regional commercial core to meet area needs and provide a community focal point with high quality site and building design.	CC, PO, PI	187
SP-8	Westside (Villages at Old Town)	South and West of Old Town, adjacent to City limits.	To provide complementary land uses to Old Town that increase the vitality of the area; to increase the range of housing opportunities west of I-15; and to encourage sensitive site and building design given the topography of the area.	M, H, OS	149



TABLE LU-4
APPROVED SPECIFIC PLAN AREAS

Label in Fig. LU-3	Adopted Specific Plan	Location	Description/Objectives	General Plan Land Uses	Acres
SP-9	Redhawk	South of Vail Ranch SP.	Pre-incorporation Specific Plan approved in 1988 including residential and commercial/industrial development.	LM, M, PI, OS	1,261
SP-10	Vail Ranch	South of Temecula Creek, between Margarita and Butterfield Stage Roads.	Pre-incorporation Specific Plan approved in 1988 including residential and commercial/industrial development.	LM, PI, OS, HT, IP	628
SP-11	Ronipaugh Ranch	Along Butterfield Stage Road in the northeast corner of the City.	To develop a master planned residential community providing a variety of housing types suited to the terrain and sensitive to natural landforms. The maximum density is not to exceed an average of three dwelling units per acre. Future development should protect sensitive natural resources of the area.	L, LM, M, NC, OS, PI	792
SP-12	Wolf Creek	Southern portion of the City, along Pechanga Parkway.	To provide a balance of uses with commercial and public uses serving the surrounding area. Intended to be a village center in the southeast portion of the City.	LM, NC, CC, PI, OS, M	551
SP-13	Harveston	Between Margarita Road, and I-15, along City limits.	To provide a mix of land uses with higher density residential close to commercial and employment uses, and to provide open space links between residential, public and commercial uses.	LM, M, H, SC, PI, OS	557
PDO-4 PDO-5	Temecula Creek Village Rancho Pueblo	Along SR-79 South, between Jenediah Smith Road and Margarita Road.	To achieve comprehensively planned mixed-use developments with compatible/complementary mixtures of office, support commercial, residential, and services.	PO	33 49
Sphere of Influence					
#184	Rancho Bella Vista	North of Murrieta Hot Springs Road and the City limit.	To provide a residential planned community that protects the natural resources of Skunk Hollow and hillside areas, provides a range of residential densities connected to a contiguous open space system, and links to adjacent open space areas.	LM, PI, OS	797
#213	Winchester Properties (Silverhawk)	East side of Winchester Road, north of the City.	Pre-incorporation Specific Plan approved in 1988 including residential and commercial/industrial development.	LM, M, H, IP, PI, OS	1,036



LAND USE

**TABLE LU-4
APPROVED SPECIFIC PLAN AREAS**

Label in Fig. LU-3	Adopted Specific Plan	Location	Description/Objectives	General Plan Land Uses	Acres
#286	Winchester 1800	Northern portion of Sphere of Influence	To provide a well-planned residential community with supporting commercial uses, recreation and public facilities. Neighborhoods are to be linked to schools, recreation and commercial uses by a trail system. A range of housing types is to be provided, and development should be sensitive to adjacent rural residential areas and Lake Skinner.	LM, M, H, CC, PI, OS	1,503
#284 #106	Quinta Do Lago Dutch Village	Adjacent to Winchester 1800 SP, bordering Winchester Road.	To provide a balanced community complementing adjacent Specific Plan Areas, a range of residential densities (with higher densities adjacent to commercial areas), provision of transit facilities as appropriate along Winchester Road, open space/trail links from residential to non-residential uses, restricted strip commercial development along Winchester Road, and parks and recreation facilities designed to serve the community. Must be compatible with the French Valley Airport.	LM, M, H, CC, PI, OS	480 654
#265	Borel Airport	Surrounding the French Valley Airport, adjacent to Winchester Road	To provide a range of industrial, manufacturing and warehousing activities, attracting uses that are complementary or related to the airport. Development of a commercial node to serve business and adjacent residential rather than strip commercial along Winchester Road. Trails/walkways linking businesses to the open space system and recreation amenities, and potential development of commercial recreation/entertainment centers to serve surrounding communities.	PO, IP, OS	763
#238	Crown Valley Village	East of the French Valley Airport	To buffer adjacent rural land uses, provide trails to recreation facilities on site and adjacent open space areas, and quality housing design.	LM, PI, OS	163
Planning Area					
#313	Morgan Hill	West of Anza Road and northwest of Monte Verde Road, southeast of the City	To provide additional housing opportunities.	LM, PI, OS	474



LAND USE

ENCOURAGING MIXED USE

Future Specific Plan Areas – The Land Use Plan provides a guideline for future Specific Plan areas in terms of the recommended land use and circulation pattern, maximum density and intensity of development, desired mix of uses and other factors. Future proposals for these Specific Plan areas are expected to include a land use plan that is consistent with the goals and policies of the General Plan. The Development Code contains requirements for the content and processing procedure for Specific Plans. The Planned Development Overlay and Village Center Plan processes, detailed in the Development Code, may also be used to satisfy Specific Plan requirements for development within these areas. Table LU-5 provides additional direction concerning future Specific Plan areas.

As part of the General Plan process, community members decided that Temecula should encourage mixed commercial, office, and residential development projects at key locations surrounding the I-15 corridor. This approach complements and builds upon the village center development strategy employed in Temecula throughout the last decade, where concentrations and mixtures of compatible retail, office, public facilities, open space and housing are encouraged at activity nodes located throughout the City. Most of the village centers proposed by the City have either been developed or are the subject of approved Specific Plans and will be developed in the future.

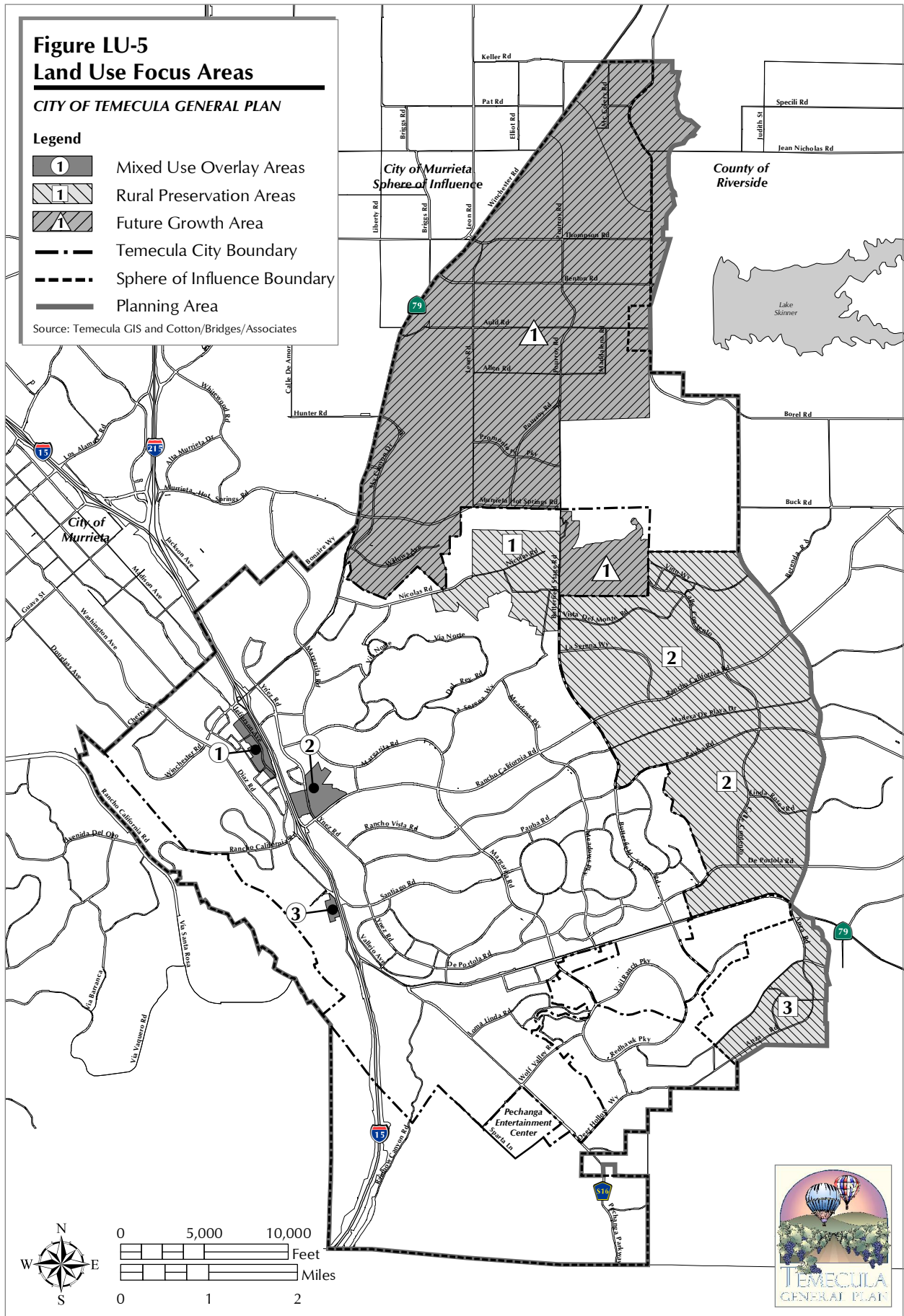
The Land Use Plan addresses infill residential and commercial development within the City of Temecula through designation of three Mixed Use Overlay Areas, shown on Figure LU-5, and listed in Table LU-6. These areas, located within the City's Redevelopment Project Area and generally surrounding the I-15 corridor, are characterized either by aging commercial centers, traditional commercial development, or vacant/underutilized land. They provide opportunities for creative mixed reuse as commercial, residential, office, or employment centers. Such reuse has become popular among developers and residents alike in recent years. Notable examples of this style of development have recently been constructed throughout California.



LAND USE

TABLE LU-5
FUTURE SPECIFIC PLAN AREAS

Label in Fig. LU-3	Future Specific Plan	Location	Description / Objectives	General Plan Land Uses	Acres
Sphere of Influence					
Y	Specific Plan Area Y	Northeast corner of Butterfield Stage Road and 79 South	To provide a mix of residential uses and housing types surrounding a village center, with convenient walkways/trails linking residential and commercial areas.	LM, M, CC	40
Z	Specific Plan Area Z	Along SR-79 South, between Jedediah Smith Road and Margarita Road.	To achieve comprehensively planned mixed-use developments with compatible/complementary mixtures of office, support commercial, residential, and services. Projects adjacent to single family residences shall be limited in height to one or two stories and shall be designed to be compatible with surrounding residential. Projects should take advantage of the unique opportunity to incorporate open space into the design, scale, and orientation of development. Compatibility with surrounding neighborhoods may require additional buffering, other measures, or use restrictions necessary to protect these areas.	PO, CC, LM, M, OS	40
AA	Future Specific Plan AA	Temecula Creek Inn	Resort related activities do not require a specific plan. Resort related uses include a golf course, hotel rooms, fractional ownership units, day spa, restaurant, conference center and ballroom. Any use of the site for residential, non-resort related, or non-open space related activities will require approval of a specific plan and a general plan amendment.	OS, Recreation Commercial Overlay	305

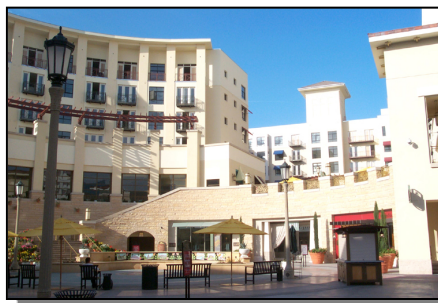




BACKGROUND

Mixed use in Temecula is a long-range planning concept. In some cases, residential units would be added within shopping centers and districts. In other cases, new mixed use projects would be constructed. In either case, residential units may be introduced and development intensity will likely increase from current conditions.

Permitted uses are defined using the underlying land use designation for non-residential uses. An additional residential component is also required for projects within the Mixed Use Overlay Areas. As an example, in an area with a Community Commercial base designation and a Mixed Use Overlay, such as Town Center/Tower Plaza, the Community Commercial designation establishes the permitted uses: retail, professional offices, and service-oriented businesses. The Mixed Use overlay adds residential as a permitted use, and increases the maximum and target FARs that apply to the site, pending approval of a Development Plan.



As shown in Table LU-6, each Mixed Use Overlay Area has different density and intensity standards, responding directly to the available capacity of the surrounding roadway system. For each area, a daily trip cap is defined, expressing the maximum number of daily trips permitted. Within the daily trip cap for each area, flexible, high-quality design and creative mixes of adjacent uses are encouraged, consistent with the ranges expressed in Table LU-5. Development project proposals that exceed the specified trip caps shall not be approved.



**TABLE LU-6
MIXED USE OVERLAY AREAS**

Mixed Use Overlay Areas		Development Capacity		
Name	Location	Residential Units ¹	Non-Residential Square Feet ²	Daily Trip Cap (ADT)
1. Jefferson Avenue	Along Jefferson Avenue, north of Las Haciendas Street and south of the shopping area located at Jefferson Avenue and Winchester Road.	411-822	670,000-900,000	15,000
2. Town Center/Tower Plaza	North of intersection of Rancho California Road and Ynez Road.	668-1,337 ³	1,090,000-1,460,000	30,000
3. South of Old Town	Service Commercial areas on Front Street south of Santiago Road	94-189	160,000-210,000	6,000

1. Residential range based on 20%-40% residential use of site at 28 units per net acre.

2. Non-residential range based on 60%-80% non-residential use of site at 0.35:1 FAR.

3. Senior housing is strongly encouraged as a part of the residential component of the Town Center/Tower Plaza site.

Mixed use areas and village centers will also be linked via multi-use trails, and regional and local transit service. The City will work with regional planning agencies to ensure that mixed use areas are linked to any future commuter or high speed rail service connecting Temecula to other parts of the region.

PRESERVING RURAL AREAS

Rural areas within the planning area are of special economic and aesthetic importance to the City. Community members have considered future land use options within three Rural Preservation Areas, and have expressed a desire to keep these areas rural. Rural Preservation Areas are identified in Figure LU-5, and listed in Table LU-7.



**TABLE LU-7
RURAL PRESERVATION AREAS**

Rural Preservation Areas		Objectives
Name	Location	
1. Nicolas Valley	Large lot, low density residential area located in the northeast corner of the City.	Promote continued rural development of large lot, Very Low density residential units, provision of rural infrastructure services, and conservation of open space surrounding Santa Gertrudis Creek.
2. Temecula Wine Country	West of Anza Road, north of SR-79 South, east of the current City boundary, and south of Vista Del Monte Road.	Recognize the important role that wineries and agriculture play in the history and future success of Temecula by designating a large portion of the area Vineyards/ Agriculture, and promoting only Rural and Very Low density residential development that is compatible with these uses.
3. South Anza Road @ SR-79	Adjacent to Morgan Hill, east of Anza Road, south of SR-79, and southeast of Monte Verde Road.	Preserve rural residential densities in the area surrounding the Morgan Hill Specific Plan by promoting only Rural density residential development, supplemented by open space buffers and greenways defining the urban edge of Temecula.

Two of the three Rural Preservation Areas are located outside the current City boundary, under the jurisdiction of the County of Riverside. Future uses for these areas are also proposed in the Southwest Area Plan (SWAP), a component of the Riverside County Integrated Project (RCIP). Interagency coordination and monitoring of County development plans in these areas is essential to the preservation of rural character development.



Each of these areas is characterized by rural development. Public services and utilities are present in some areas, but are not built to support urban levels of service. Residents within many of these areas have grown accustomed to a rural lifestyle, and have in the past expressed an interest in the areas remaining rural. The City will encourage developers to provide open space or landscaped buffers between rural residential and agricultural areas, and will limit the number and size of accessory structures on large lots to enhance the rural character of these areas.



LAND USE

MANAGING FUTURE GROWTH

The Nicolas Valley area, located within the current City boundary, was the subject of a recent special planning study which concluded that rural residential land uses was the desired plan for the area. Another area to the east of Temecula contains many of the wineries and agricultural properties located along Rancho California Road. In this area, the goal of rural preservation is to ensure that urban uses do not encroach on winery operations and that residential property densities remain rural.

The rural preservation area located southeast of the City represents an area where urban growth could expand and create additional land use conflicts and infrastructure problems.

Over the last decade, Temecula and western Riverside County have grown at a significant rate. Understanding that growth will occur in the future, directing how and where growth will occur is important, as it will have a great impact on the quality of life and economic well-being of the community. To prepare for population increases in the next 20 years, Temecula will direct growth into the French Valley Future Growth Area (see Figure LU-5). By concentrating growth here, the City hopes to improve traffic and circulation conditions, avoid developing more land than necessary at urban densities, and meet urban infrastructure needs (i.e. roads, park, police and fire, etc.).

Developing and promoting a land use plan for the French Valley area expresses the City's planning objectives and recognizes that how this area develops in the future, has a direct impact on quality of life in Temecula. In the future the City will attempt to convert previously approved unplanned urban uses into a functional high quality urban area. This area is currently under the jurisdiction of the County of Riverside but is within Temecula's sphere of influence, meaning that the City must be consulted regarding proposed development projects. Approved Specific Plans covering most of the Future Growth Area (see Figure LU-4) determine the future land uses.

PRESERVING RESIDENTIAL NEIGHBORHOODS

Temecula is composed largely of single-family residential neighborhoods. These neighborhoods are the building blocks upon which the quality of life enjoyed by all Temecula residents is based. Preserving the desirable characteristics of quiet, calm, safe, family-oriented neighborhoods is a high priority for the City.

The City will consider the compatibility of future development projects on surrounding residential neighborhoods in the development review process, including analysis of projects under the

NATURAL
RESOURCES AND
COMMUNITY
AESTHETICS

California Environmental Quality Act (CEQA). Additionally, traffic impact reports are required for major development projects to identify mitigation measures that ensure adverse traffic impacts of major development projects in residential neighborhoods are minimized.

Land use decisions in Temecula also must consider the natural conditions and resources present in the planning area, as well as the valuable hillside and scenic resources present in the community. These issues are addressed in detail in the Open Space/Conservation Element of the General Plan, but they merit attention from a land use policy perspective as well.

The City will preserve the quality of hillsides and reduce potential hazards associated with hillside development by incorporating hillside development standards within the Development Code. The Land Use Policy Map identifies potential areas where hillside standards are appropriate using the Hillside Residential land use designation.

Temecula will promote use of alternative flood control techniques, such as construction of soft-bottom channels, to reduce the capital and maintenance costs of providing adequate flood control services. This has the added potential benefit of improving the quality of open space resources along Santa Gertrudis, Murrieta and Temecula Creeks and the Santa Margarita River. The City will coordinate with the County of Riverside to ensure that alternative means of flood control are employed within unincorporated portions of the planning area, when feasible.

PLANS IN ACTION

Temecula reserves the natural resources of creeks through adoption of appropriate residential densities in areas surrounding the creeks, and conservation site planning to maximize open space areas surrounding the creeks.

Urban development can affect the environment in many ways, including water quality, which can be impacted by pollutants from urban runoff. Pollutants such as heavy metals, petroleum products, animal waste and trash can be carried through the storm drain system into receiving waters, such as Santa Gertrudis, Murrieta, and Temecula Creeks, and into the Santa Margarita River. These pollutants affect the beneficial uses of these receiving waters including recreation, aesthetic enjoyment and preservation of fish and wildlife habitat. To address this problem, the federal Clean Water Act was amended in 1987 to include the National Pollutant Discharge and Elimination System (NPDES) permit. This permit, implemented within the Santa Margarita River watershed by the San Diego Regional Water Quality Control Board (SDRWQCB) requires Temecula to enforce requirements reducing polluted runoff during all phases of development. The City will continue to implement the most recent provisions adopted and mandated by the SDRWQCB.

OLD TOWN
TEMECULA

The City will continue to participate in multiple-species habitat conservation planning efforts in western Riverside County, and will ensure that City land use policy and decisions are consistent with the recommendations of adopted habitat plans. Further detail regarding multi-species habitat planning can be found in the Open Space/Conservation Element.

Old Town Temecula continues to be a strong identification point for the City. This historic area is an attractive destination, located immediately adjacent to I-15, where visitors to the region can shop, dine, or attend a talk, program or tour of the area offered by the Temecula Valley Historical Museum. A recent Specific Plan was adopted for Old Town, providing a detailed land use plan and development standards for the area. Implementation of the Specific Plan is resulting in successful restoration of older buildings, streetscape improvements, and integration of civic uses, such as the Post Office and Historical Museum with other commercial, administrative/professional and residential uses. The City desires to ensure that Old Town remains a focal point for social, cultural, civic, tourist and economic development activities. The Old Town Specific Plan and the City's Redevelopment Plan provide effective tools to achieve these purposes.

PLANS IN ACTION

The Old Town Specific Plan requires historical architectural treatments, preservation and reuse of historic buildings, and adequate parking, and ensures that development in Old Town is consistent with the goals and policies of the General Plan. The future creek-side trail network will help connect Old Town with the rest of the community.

The City will continue to implement the Old Town Specific Plan and will modify or amend it as needed to respond to development trends in the area. Implementation of the Westside Specific Plan and potential Mixed Use development in the South of Old Town area can also encourage economic growth within Old Town by expanding residential opportunities and creating a nighttime population on the west side of I-15.



TEMECULA'S ROLE WITHIN THE REGION

Temecula makes substantial contributions to the southern California economy and affordable housing market, and is subject to more than its share of regional development impacts in terms of air quality, traffic, and natural resource conservation. Proactive participation in regional planning activities is the best way to ensure that positive benefits result for City residents and businesses. The City will continue to coordinate planning decisions with the actions of surrounding jurisdictions, including the City of Murrieta, and the counties of Riverside and San Diego. Specifically, the City will participate in regional planning efforts for open spaces, multi-use trails, multi-species habitat conservation, air quality reduction, water quality improvement, watershed planning, and statewide and regional transit efforts.

PLANS IN ACTION

The City participates in the development review process with the Airport Land Use Commission regarding future land uses within the French Valley Airport area of influence.

The French Valley Airport is located north of the City, just east of Winchester Road. A Master Plan has been adopted for the airport, as well as a County Airport Land Use Compatibility Plan (ALUCP). Following annexations of areas within the area of influence, the City will create an Airport Overlay Zoning District for newly-annexed parcels within the Area of Influence.

GOALS AND POLICIES

Preserving the high quality of life that has attracted so many residents and businesses to Temecula over the years is the primary purpose of the General Plan. The following goals and policies are designed to achieve this objective by addressing eight major issues facing the City: 1) encouraging diverse, high-quality land uses, 2) encouraging mixed use development in limited corridors surrounding I-15, 3) preserving the characteristics of rural and historical areas within the City and Planning Area, 4) carefully managing future growth in the French Valley area, 5) preserving the character and value of single-family neighborhoods, 6) conserving natural resources and improving the visual appeal of Temecula, 7) defining the role of Old Town Temecula relative to the rest of the City, and 8) ensuring City interests are achieved by major regional land use and circulation policy.

DIVERSE LAND USES

A well-balanced community provides a broad range of planned land uses in desirable patterns and intensities. By providing for a diverse mix of land uses, the City can achieve a suitable inventory of housing for a range of income groups, a viable commercial and employment base for residents and surrounding communities, ample open space and recreational opportunities, adequate public facilities and services,



LAND USE

and high-quality urban and rural lifestyles for residents and visitors to enjoy.

Goal 1	A diverse and integrated mix of residential, commercial, industrial, recreational, public and open space land uses.
Policy 1.1	Review all proposed development plans for consistency with community goals, policies and implementation programs of this General Plan, and consider potential impacts on surrounding land uses and infrastructure.
Policy 1.2	Promote the use of innovative site planning techniques that contribute to development of a variety of residential product styles and designs, including housing suitable for the community's labor force.
Policy 1.3	Require development of unified or clustered community-level and neighborhood-level commercial centers and discourage development of strip commercial uses.
Policy 1.4	Support development of light industrial, clean manufacturing, technology, biomedical, research and development, and office uses to diversify Temecula's economic base.
Policy 1.5	Require the preparation of specific plans as designated on the Specific Plan Areas map to achieve the comprehensive planning and phasing of development and infrastructure.
Policy 1.6	Encourage flexible zoning techniques in appropriate locations to encourage mixed use development, preserve natural features, achieve innovative site design, achieve a range of transition of densities, provide open space and recreation facilities, and/or provide necessary amenities and facilities.
Policy 1.7	Pursue opportunities to locate higher density housing with supporting commercial and public uses west of I-15.

**ENCOURAGING
MIXED USE**

- Policy 1.8 Encourage future development of a community hospital and related services, as well as a community college, major college or university.
- Policy 1.9 Establish paseos, greenbelts, linear parks and trails within buffer areas between developments and at the City's edge.
- Policy 1.10 Distribute high density housing throughout the community around transit nodes.

As Temecula begins to age, development opportunities are emerging within older commercial corridors on both sides of I-15. These areas provide opportunities for creative reuse as commercial, residential, office, employment/technology, or mixed use centers. Three Mixed Use Overlay Areas are identified in the Land Use Plan: Jefferson Avenue, Town Center/Tower Plaza, and south of Old Town. Future development options for these areas are directly tied to potential vehicular traffic impacts, ability of current infrastructure to serve the areas, high-quality pedestrian-oriented design, and full integration of alternative transportation modes. Successful completion of high-quality mixed use projects in Temecula will assist the City in accomplishing multiple housing, circulation, and land use objectives.

Goal 2 Successful, high-quality mixed use development projects containing a mix of residential, commercial/office, and civic land uses, supported by alternative modes of transportation.

- Policy 2.1 Encourage development of mixed use projects to revitalize older commercial and industrial areas or to create village centers, provided that adequate capacity is available on the roadway system to support such projects.
- Policy 2.2 Require mixed use projects proposed within Mixed Use Overlay Areas to include a residential component, to contain a mixture of compatible uses, and to provide necessary supporting public and community facilities.
- Policy 2.3 Require preparation of a detailed plan and a traffic study for all proposed mixed use projects within Mixed Use Overlay Areas.



LAND USE

PRESERVING RURAL AREAS

- Policy 2.4 Link mixed use projects and village centers with trails and potential transit systems, including RTA bus, shuttles and commuter/high speed rail.
- Policy 2.5 Ensure that the architecture, landscape design, and site planning of mixed use projects is of the highest quality, emphasizing a pedestrian scale and safe and convenient access between uses.
- Policy 2.6 Ensure adequate public gathering areas or plazas are incorporated within mixed use projects to allow for social interaction and community activities.

Large lot and rural residential/agricultural areas in the community represent lifestyle and open space characteristics of Temecula that many residents want to maintain. Three of these areas, located at the periphery of the City, are designated as Rural Preservation Areas in the Land Use Plan: Nicolas Valley, and the winery and agricultural properties east of Temecula. At these locations, rural residential, light agricultural, and vineyard uses will be preserved. Historical resources in the community, including Old Town Temecula and the Butterfield Stage Stop along SR-79 South, are also valued and should be preserved. Future project approvals within or adjacent to Rural Preservation Areas and historical areas will affect the long-term integrity of both resources.

Goal 3	A City of diversified development character, where rural and historical areas are protected and co-exist with newer urban development.
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- Policy 3.1 Provide physical and visual buffer areas to create a transition between rural residential and agricultural areas and commercial, industrial and other higher density residential development.
- Policy 3.2 Apply rural development standards within Rural Preservation Areas to maintain the rural character of those areas.
- Policy 3.3 Limit the number and size of additional structures on large lots to preserve the character of low density areas.



MANAGING FUTURE GROWTH

Policy 3.4 Define the rural and historical areas of the community to be conserved, and establish a procedure for adding areas or altering boundaries as necessary.

Policy 3.5 Discourage the extension of urban infrastructure into Rural Preservation Areas, except in cases where required to protect public health, safety, and welfare.

Unincorporated areas in the City's northern Sphere of Influence are largely proposed for development through specific plans under the jurisdiction of Riverside County. Temecula has an opportunity to control land uses, phasing of development, project design, and infrastructure improvements by annexing these properties prior to project approval by the County. To achieve these purposes, the City has developed a land use plan for the French Valley area (shown on the Land Use Policy Map), and has designated this area as a Future Growth Area. The intent of these steps is to ensure that future annexations are beneficial additions to the City, and to minimize impacts of future development in the area on City roads and infrastructure.

Goal 4	Orderly annexation and development of unincorporated areas within Temecula's Sphere of Influence.
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Policy 4.1 Annex lands to the City that can be developed in accordance with the General Plan and can be adequately served by public facilities and utility services.

Policy 4.2 Evaluate proposed annexations using City Fiscal Impact and Traffic Impact Models.

Policy 4.3 Evaluate the land use pattern and intensity/density of proposed annexations in terms of:

- Links to open space and trails from adjacent developments.
- Compatibility of the annexation to adjacent uses in the City.
- Demonstrated needs for additional housing, industrial, commercial and other uses.



LAND USE

PRESERVING RESIDENTIAL NEIGHBORHOODS

- Policy 4.4 Create distinctive open space and other areas around the City to prevent urban sprawl.
- Policy 4.5 Influence and limit impacts on the City of development occurring beyond the Sphere of Influence.
- Policy 4.6 Continue to interact and develop strong working relationships and effective inter-governmental review procedures with entities such as the Pechanga Band, City of Murrieta, and County of Riverside.

The predominant land use in Temecula is the single-family detached home, ranging from two to eight dwelling units per acre. Many neighborhoods exhibit distinguishable character in terms of design, landscaping, and hardscape improvements. Future residential and non-residential development should be compatible with the natural features of the site and the adjacent uses, so that the character and value of Temecula's single-family residential areas are maintained.

Goal 5	A land use pattern that protects and enhances residential neighborhoods.
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- Policy 5.1 Consider the compatibility of proposed projects on surrounding uses in terms of the size and configuration of buildings, use of materials and landscaping, preservation of existing vegetation and landform, the location of access routes, noise impacts, traffic impacts, and other environmental conditions.
- Policy 5.2 Require parcels developed for commercial or industrial uses to incorporate buffers that minimize the impacts of noise, light, visibility of activity and vehicular traffic on surrounding residential uses.
- Policy 5.3 Require proposed development to evaluate the incremental traffic impacts on local roads throughout the proposed project phasing in order to ensure that any adverse impacts to local roads in residential areas are avoided or adequately mitigated.



NATURAL RESOURCES AND COMMUNITY AESTHETICS

Temecula is rich in high-quality, diverse biological resources. Furthermore, the hillsides in the southeastern portion of the planning area form an aesthetic backdrop for the community.

Goal 6	A development pattern that preserves aesthetics and enhances the environmental resources of the Planning Area.
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Policy 6.1	Preserve the natural aesthetic quality of hillsides and reduce hazards associated with hillside development within the Planning Area.
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Policy 6.2	Whenever possible, use alternative flood control techniques to reduce capital and maintenance costs and provide recreational and open space opportunities.
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Policy 6.3	Conserve the natural resources of area watercourses, including Santa Gertrudis, Temecula and Murrieta Creeks, through appropriate development densities, managing stormwater runoff, and conservation site planning.
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Policy 6.4	Protect and enhance significant ecological and biological resources within and surrounding Temecula.
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Policy 6.5	Create distinctive features at entry points to the City that emphasize Temecula's aesthetic and environmental setting.
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OLD TOWN TEMECULA

Old Town Temecula came into being in the 1880's as a stop on the first railroad line to San Diego. Old Town represents the largest concentration of historic buildings within the community. The City adopted the Old Town Specific Plan in 1994 to preserve and enhance this historic district. The primary goal of the Specific Plan is to create a dynamic "Old Town" commercial and residential core that is attractive and of high quality, respectful of its historic buildings and unifying design theme and providing an economically viable setting for a mixture of local and tourist commercial uses, administrative/professional and residential uses with safe, efficient circulation and access. Policies and programs for Old Town are included in the General Plan as well, to emphasize the importance of this area within the City, and to establish the area's role in Temecula's future.



LAND USE

TEMECULA'S ROLE WITHIN THE REGION

Goal 7	A viable, high-quality Old Town Temecula area that enhances the City economically, preserves historic structures, and provides civic, cultural, shopping, and meeting and gathering places for tourists and residents.
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Policy 7.1	Encourage revitalization of Old Town through implementation of the Old Town Specific Plan.
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Policy 7.2	Require preservation and reuse of historic buildings in and around the Old Town area.
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Policy 7.3	Consider locating additional civic, public and cultural facilities in and around the Old Town area.
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Policy 7.4	Provide infill residential development incentives throughout Old Town.
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Temecula is a regional leader known for high-quality commercial uses, a strong job base, and high-quality residential development. Land use decisions the City makes will have direct and indirect impacts on surrounding communities (and visa versa). Through inter-governmental coordination, the City can properly address regional land use issues, including compatibility with French Valley Airport, the preservation of agricultural lands, and ensure positive benefits for Temecula from regional land use and transportation plans.

Goal 8	A City compatible and coordinated with regional land use and transportation patterns.
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Policy 8.1	Provide a pattern of land uses that maintains and enhances the viability of neighboring communities including the City of Murrieta, and the counties of Riverside and San Diego, through compatible uses and links.
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Policy 8.2	Expand the City system of open space and coordinate with regional open space uses to comprehensively address the management of conservation resources.
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- Policy 8.3 Ensure development projects within the French Valley Airport area of influence comply with the Airport Land Use Compatibility Plan (ALUCP) for the Airport, and refer all land use actions identified within the ALUCP to the Airport Land Use Commission for mandatory review.
- Policy 8.4 Ensure that development proposals within the French Valley Airport area of influence fully comply with the permit procedures specific in Federal and State law, with the referral requirements of the Airport Land Use Commission (ALUC), and with the conditions of approval imposed or recommended by the Federal Aviation Administration and ALUC. This requirement is in addition to all other City development review requirements.

IMPLEMENTATION PROGRAMS

This Implementation Program provides actions to implement the adopted policies and plans of the Land Use Element.

LU-1 ANNUAL REVIEW OF GENERAL PLAN AND LAND USE POLICY MAP IMPLEMENTATION

Review implementation of the General Plan and Land Use Policy Map to identify the effect of land development and use on City revenues and costs of providing public facilities and services, and to ensure consistency is maintained between the General Plan and the Development Code. Ensure that City land use decisions are consistent with the policies of the Land Use Element, and the land uses shown on the Land Use Policy Map.

Agency/Department: Planning
Related Policies: 1.1, 1.3, 1.4, 1.7, 1.10

Required by General Plan EIR

LU-2 IMPROVE JOBS- HOUSING BALANCE

To the extent possible, improve the balance between jobs and housing in Temecula through land use decisions. Acreage is designated in the General Plan Land Use Element for development of commercial, light industrial, and business space that generates jobs. Work with property owners to propose innovative residential project designs that provide affordable housing opportunities for all segments of Temecula's workforce.



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LU-3
DEVELOPMENT
CODE UPDATE

Agency/Department: Planning
Related Policies: 1.2

Review and update the Development Code to ensure consistency with the General Plan and to help implement mixed use and rural preservation recommendations of the Land Use Element.

Agency/Department: Planning
Related Policies: 1.1, 1.2, 1.3, 1.4, 1.6, 1.7, 1.9, 1.10, 2.1

Required by General Plan EIR

LU-4
CEQA
COMPLIANCE AND
SITE
DEVELOPMENT
REVIEW

Continue to implement a site development permit process and use the California Environmental Quality Act in the review of proposed development projects to promote high quality in urban design and minimize detrimental impacts to surrounding land uses and community infrastructure.

Agency/Department: Planning
Related Policies: 1.1, 1.2, 1.3, 1.4, 1.6, 1.7, 5.1

Required by General Plan EIR

LU-5
SPECIFIC PLANS
AND VILLAGE
CENTER PLANS

Continue to implement the procedures, requirements and contents of specific plans contained in the Development Code. Properties under single ownership or multiple ownership which are generally over 100 acres will utilize the specific plan or village center plan as an implementation tool. Private landowners or the City may undertake the preparation or amendment of a specific plan, in accordance with Government Code Section 65450.

Specific plans shall include the location of land uses; standards to regulate height, bulk and setback limits; standards for constructing proposed streets; standards for population density and building intensity; standards for conservation and management of natural resources; and implementation provisions to carry out the Open Space/Conservation Element.

Agency/Department: Planning
Related Policies: 1.5, 4.1, 4.3

Required by General Plan EIR



**LU-6
DEVELOPMENT
PLANS**

Continue to implement the provisions for preparation of development Plans:

- For all residential development (excluding individual single-family homes), and all commercial and industrial developments.
- For residential development projects (merchant built subdivisions) for which a tentative tract or parcel map is or was required.
- When several permits or multiple applications are required for the same project, a combined hearing and review process may be permitted, however separate applications shall be filed for each action requested.

Agency/Department: Planning
Related Policies: 1.1, 1.2, 1.3, 1.4, 1.6

**LU-7
DEVELOPMENT
AGREEMENTS**

Use development agreements to obtain additional public benefits to be provided from development projects.

Agency/Department: Planning, City Manager, Public Works,
Community Services
Related Policies: 1.1, 1.6

**LU-8
DESIRED
COMMUNITY
FACILITIES**

Continue to explore opportunities to expand community facilities available to residents within the community. Desired future community facilities include a hospital, library, community college, and major college or university.

Agency/Department: Planning
Related Policy: 1.8

**LU-9
GREENBELTS AND
DEVELOPMENT
BUFFERS**

When possible as a condition of development approval:

- Require developers to provide paseos, greenbelts, linear parks and trails within buffers between adjacent developments, and at the City's edge.
- Require landscaped buffers along roadways in front of residential subdivision walls where feasible in light of noise and other constraints.



LAND USE

- Create distinctive open space areas around the City to prevent urban sprawl.
- Require buffers between commercial or industrial uses and adjacent single-family residential areas.
- Require parcels developed for commercial or industrial uses to incorporate buffers that minimize the impacts of noise, light, visibility of activity and vehicular traffic on surrounding residential uses.

Agency/Department: Planning
Related Policy: 1.9, 3.1, 4.4, 5.2

LU-10 MIXED USE OVERLAY AREAS

Amend the Development Code to allow provisions for mixed use development to specifically address required residential uses, land use compatibility, roadway capacity, and other infrastructure issues associated with mixed reuse of the identified aging commercial centers.

Agency/Department: Planning
Related Policies: 2.1, 2.3, 2.2, 2.6

LU-11 REDEVELOPMENT

Implement and update as necessary the City's Redevelopment Plan to establish consistency with the General Plan and amended Development Code.

Agency/Department: Redevelopment Agency
Related Policy: 2.1

Required by General Plan EIR

LU-12 CITY-WIDE DESIGN GUIDELINES

Amend the City-Wide Design Guidelines to incorporate design recommendations and a review process for projects within Mixed Use Overlay Areas. Design recommendations for mixed use projects are included in the Community Design Element.

Agency/Department: Planning
Related Policy: 2.5



LU-13
ACTIVITY CENTER
LINKS

Implement the City's Multi-Use Trails and Bikeways Master Plan to connect Mixed Use Overlay Areas and village centers with multi-use trails. Continue to work with Riverside Transit Agency (RTA) to establish local transit systems that link Mixed Use Overlay Areas and village centers with residential areas, employment areas and community facilities. Work with regional planning agencies to ensure that the Mixed Use Overlay areas are linked to any future commuter or high speed rail service connecting Temecula to other parts of the region.

Agency/Department: Planning, Public Works
Related Policies: 2.4

LU-14
RURAL
PRESERVATION
AREAS

Establish a process to review and approve development projects within Rural Preservation Areas, including a pre-zoning process for such areas currently outside City jurisdiction, to ensure that proposed projects are consistent with the objectives identified for each area.

Agency/Department: Planning
Related Policies: 3.1, 3.2, 3.3, 3.4, 3.5

LU-15
ANNEXATION
PLANS AND
IMPACT STUDIES

Prior to annexation of areas to the City of Temecula, an annexation plan and fiscal analysis must be completed. Within the annexation plan, developers must show how adequate levels of public services and facilities will be provided to serve the new development, without reducing service levels for currently urbanized areas. The fiscal analysis shall determine the impact that additional development will have on current Temecula neighborhoods and on the community as a whole, including any impact fees necessary to offset public costs caused by the proposed project, and shall include an examination of fiscal and service impacts of the proposed project on roads, water, sewer, storm water runoff, fire, police, schools, libraries and other community facilities.

Agency/Department: Planning, LAFCO
Related Policies: 4.1, 4.2, 4.3, 4.5

Required by General Plan EIR



**LU-16
LOCAL AGENCY
FORMATION
COMMISSION
(LAFCO)**

Cooperate with LAFCO and the County of Riverside to direct growth outside the City limits to the French Valley Future Growth Area, on lands that are served or are planned to be served with a full range of urban services, such as public water and sewer, local and regional road networks demonstrating adequate capacity, safety and emergency response services, parks, trails and open spaces.

Agency/Department: Planning, LAFCO, County of Riverside
Related Policies: 4.1, 4.5, 4.6

Required by General Plan EIR

**LU-17
CAPITAL
IMPROVEMENT
PROGRAM**

The City's five-year Capital Improvement Program should be reviewed and updated on an annual basis to meet changing needs, priorities, and financial conditions. Consistency between the Capital Improvement Program and the General Plan should be maintained, in accordance with State law.

Agency/Department: Planning, Public Works, Community Services

Related Policy: 4.1

Required by General Plan EIR

**LU-18
TRAFFIC IMPACT
REPORTS**

Require preparation of traffic impact reports for major development projects to ensure that any adverse impacts on local roads in residential areas are avoided or adequately mitigated.

Agency/Department: Planning, Public Works

Related Policy: 5.3

**LU-19
HILLSIDE
DEVELOPMENT**

Promote preservation of hillsides surrounding the community through the following actions:

- Enforce hillside grading standards to naturalize the effects of grading.
- Require the preservation of unique natural features.
- Encourage a broad range of architectural and site planning solutions.



- Develop hillside development standards that consider site constraints in determining the location, type and intensities of new development along the western escarpment and other surrounding hillside areas.

Agency/Department: Planning

Related Policies: 6.1, 6.4

LU-20
PROTECT AND
PRESERVE CREEK
RESOURCES

Conserve the resources of Santa Gertrudis, Temecula and Murrieta Creeks, the San Diego Aqueduct, and other waterways within the planning area through the following measures:

- Work with the Riverside County Flood Control District and other responsible agencies on the design of flood control projects for creeks and waterways within the planning area.
- Wherever possible, require natural flood control methods to reduce capital and maintenance costs and provide recreational and open space opportunities.
- Utilize conservation site planning methods when determining densities, setbacks, landscaping, and site design of projects adjacent to creeks.
- Work with the utility districts to develop a trail system and enhance the natural resources along the San Diego Aqueduct, creeks, and other utility easements where feasible.
- Comply with provisions of the NPDES permit and all applicable requirements of the San Diego Regional Water Quality Control Board.

Agency/Department: Planning, Public Works, Riverside County Flood Control District, San Diego Regional Water Quality Control Board, various utility districts.

Related Policies: 6.2, 6.3



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**LU-21
BIOLOGICAL AND
ECOLOGICAL
RESOURCES**

Cooperate with other agencies to develop Multi-species Habitat Conservation Plans in western Riverside and northern San Diego Counties. Implement the plans through the development review and approval process.

Agency/Department: Planning
Related Policy: 6.4

**LU-22
OLD TOWN
SPECIFIC PLAN**

Implement the Old Town Specific Plan to provide for long term preservation of the valuable benefits of this historic area. Key implementation measures associated with the Old Town Specific Plan include:

- Enforcing architectural design guidelines for Old Town to maintain and enhance the historic character of the area.
- Providing adequate public parking in and around the Old Town area.
- Providing infill residential opportunities within the area and the adjacent Westside Specific Plan to create a nighttime population for the area.
- Locating additional public and community facilities within and surrounding the Old Town area.

Agency/Department: Planning
Related Policies: 7.1, 7.2, 7.3

**LU-23
HISTORICAL
AREAS**

Support property owner requests for designations on historic structures. Promote public awareness and encourage tourism by actively identifying the City's historic resources.

Agency/Department: Planning
Related Policy: 3.4, 7.2

LU-24
FRENCH VALLEY
AIRPORT

Plan for land use compatibility with the French Valley airport through implementation of the following measures:

- Refer land use development actions identified within the Airport Land Use Compatibility Plan (ALUCP) to the Airport Land Use Commission.
- Participate in any future updates to the Airport Land Use Compatibility Plan and Master Plan for French Valley Airport.
- Obtain aviation easements as required by the ALUCP to ensure that landowners acknowledge potential impacts associated with aircraft.

Agency/Department: Planning, Riverside County Airport Land Use Commission

Related Policies: 8.3, 8.4

Required by General Plan EIR





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